

REGULAR MEETING-MANSFIELD TOWN COUNCIL

MARCH 25, 2002

The regular meeting of the Mansfield Town Council was called to order by Mayor Elizabeth Paterson at 7:30 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

I. ROLL CALL

Present: Haddad, Hawkins, Holinko, Paterson, Rosen, Schaefer, Stallard, Thorkelson

Absent: Bellm

II. MINUTES

Mr. Schaefer moved and Mr. Hawkins seconded to accept the minutes of March 11, 2002, as presented with one correction.

So passed unanimously.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Mr. James Schweppe, 89 Separatist Road, an alumni of the University, requested time to discuss what he felt was misleading information by the University regarding the quality of his water. He feels that the University has not informed him, by giving him copies of letters, regarding his property, to other persons. He appreciates the time and effort the Town Council has put in on this issue, but he still has no clear answer from the University as to being accountable for the contamination of his water supply. Mr. Schweppe's home is directly across from the newly developed UConn property known as Hilltop Apartments. His concern is the runoff from that development. He and other neighbors have requested to be hooked up with the University's water system, which the University has refused to do.

Ruth Moynihan, 37 Farrell Road, invited the Town Council to walk around the proposed downtown partnership area of development on April 20 at 10:00 a.m. If it rains the walk will be rescheduled for 2:00 p.m. on Sunday, April 21, 2002. Please meet behind the Tree of Life Café. Concerns expressed were: parking, ability of buses to negotiate proposed streets, and will there be a place for a bus station? She also expressed concern that only the graduate housing will be completed and other plans of the downtown proposal be left undone.

IV. OLD BUSINESS

1. Downtown Master Plan and Implementation Alternatives

Presentation of the Master Plan was done by the design team of: Vince McDermott, of Milone and MacBroom, Inc., Mr. Peter Minutti a local architect and Phil Michalowski of Harrell-Michalowski Association.

The preferred proposed implementation method would be a Municipal Development Project. This is authorized under the Conn. General Statutes and has been the basis for recent redevelopment projects in other municipalities. Through the vote of the Town Council a development agency, non-profit, could be formed and then apply for financial assistance from the Department of Economic and Community Development. The local Planning and Zoning Commission will need to play an active role in approving the MDP as zoning will need to be changed to allow this mixed use area. The University of Connecticut owns the majority of the proposed area and both the University and the Town must discuss its use. The proposed design possibilities of retail, commercial and housing areas were discussed. The team, after its presentation, answered questions of the public. Questions raised were:

- Will there be solar adaptations in the construction?
- Will there be a grocery store?
- Will through traffic be allowed?
- Will there be a movie theatre?
- Will there be adequate parking
- Will there be a direct access, a direct line/walkway from the housing area to the Town Hall/Community Center/EOSmith?
- Will the roads be able to handle buses?
- How will parking issue be handled-credit cards, metered, totaling open?
- Will changes be necessary to the Zoning regulations?
- Will there be appropriate turning lanes for traffic?
- Is there a more specific use of the retail space, and how will proposed retailers be chosen?
- Has any thought been given to building down on lower level?
- Is there room for the garage station?
- Will the developers be screened?
- Has there been a thorough market analysis to prove town can support this project?

At 9:22 p.m. the presentation was over and Council continued its business.

2. Issues Regarding the UConn Landfill Including the UConn Consent Order, Public Participation Relative to the Consent Order and Well Testing.

There will be a public availability session on the UConn Landfill Project on Thursday April 4, 2002 at the Friends Meeting House at the intersection of Hunting Lodge Road and North Eagleville Rd. 4:30-6:45-talk to the regulators, consultants, Town and UConn officials, one-on-one, in an Open House. At 7:00 p.m. presentation and 8-9 an extra hour of the Open House format.

I. NEW BUSINESS

1. Town of Mansfield Proposed Fiscal Year 2002/03 Budget

Town Manager handed out copies of the proposed budget to the Council. The budget as presented would require a mill rate of 28.92 primarily due to the

reduction in State Revenues. However the Regional School District may reduce their bottom line figure, and perhaps the State budget will be changed. Town Manager will be speaking with the state representatives on the budget issue and hopefully additional funds will come from the State.

2. Proclamation Designating the Month of April as Fair Housing Month in Mansfield

Mr. Thorkelson moved and Mr. Haddad seconded to designate the month of April as Fair Housing Month in Mansfield and to authorize the Mayor to issue the proclamation as presented by Town staff.

Motion so passed unanimously.

3. Proclamation Designating the Month of April as Alcohol Awareness Month in Mansfield

Mr. Haddad moved and Mr. Stallard seconded to designate the month of April as Alcohol Awareness Month in Mansfield and to authorize the Mayor to issue the proclamation as presented by Town staff with the change in the first line "Whereas, a significant number of Connecticut's youth".....

So passed unanimously.

Mr. Schaefer moved and Mr. Rosen seconded to add 9a on the agenda "Search Committee for new position of Director of Environmental Policy at the University of Connecticut"

So passed unanimously.

Mr. Schaefer moved and Mr. Stallard seconded to add 9b to the agenda " Bishops Fund for Children"

So passed unanimously.

4. Proposed Amendment to the Mansfield Code of Ordinances

Mr. Stallard moved and Mr. Schaefer seconded to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on April 8, 2002 to receive public comment regarding proposed amendments to the Mansfield Code of Ordinances, relating to building construction fees.

So passed unanimously.

5. Designation of Auditor to Conduct Financial Audit for Fiscal Year 2002/2002

Mr. Rosen moved and Mr. Thorkelson seconded to appoint the firm of Kostin, Ruffkess and Company to conduct the Town's financial audit for fiscal year 2001/02 for a fee not to exceed \$29,000.

So passed unanimously.

6. New England Collegiate Baseball League All Star Game

Mr. Schaefer moved to authorize the Town Manager to make a contribution of \$1,500 to assist the Thread City Tides with hosting the New England Collegiate Baseball League All Star Game on July 21, 2002.

Motion died for lack of second.

7. Petition to Establish Enabling Legislation to Allow Municipalities to Regulate Smoking in Public Buildings.

Mr. Haddad moved and Mr. Schaefer seconded to authorize the Mayor to sign a petition from the MATCH Coalition to establish enabling legislation to allow municipalities to regulate smoking in public buildings.

So passed unanimously.

9a. Search Committee for Director of Environmental Policy at University of Connecticut.

Mr. Schaefer moved that the Mansfield Town Council requests that Mr. Lon Hultgren or a member of his staff be appointed to the search committee for the University of Connecticut Director of Environmental Policy.

Seconded by Stallard.

After much discussion the motioner and the seconder agreed to withdraw the motion.

9b. Bishop's Fund for Children

Mr. Haddad moved and Mr. Schaefer seconded to authorize the Town Manager to submit an application for a grant of \$4,400 from the Bishop's Fund for Children to provide camperships for Mansfield children.

So passed unanimously.

VI. DEPARTMENTAL REPORTS

Town Manager reported that there were 3 bids for the pool in the community center, which were within budget. Beebe Construction has begun work on the site.

VII. REPORTS OF COUNCIL COMMITTEES

Mr. Rosen reported from the Personnel Committee that it would strongly recommend that; in recognizing townspeople, members of the community and town staff ,those that

are honored by the Town Council in retirement, that a separate date be set aside for such a ceremony. There is also a very strong feeling that short shrift is given when there is a proclamation and then the Council moves on with business. It would be far more dignified to have an entire session given to that individual, or individuals, if it was going to be a joint recognition, for someone who has served 20,25 or 30 years with the Town. Proper refreshments should be served at the program. Matt Hart will query the staff on proposals and suggestions and give a list of those people to be honored to the Personnel Committee.

The second issue is a matter of a Personnel Pension which will be discussed in Executive Session.

VIII. REPORTS OF COUNCIL MEMBERS

Mayor Paterson reported she had assisted with the groundbreaking ceremony for the Savings Institute new building in the Eastbrook Mall.

Mayor Paterson reported that she read a Dr. Seuss book to two first grade classes.

IX. TOWN MANAGERS REPORT

Town Manager handed out a memo regarding a Conservation Development Forum in the Council Chambers on May 2, at 7:30 p.m. Jim Gibbons, Cooperative Extension Educator, Land Use and Natural Resources Program Coordinator will discuss and answer questions along with Greg Padick, Town Planner and Rob Miller, Eastern Highland Health District Director.

On April 4 from 7-8 p.m. there will be an Electricity Workshop presented by the Connecticut Energy Co-op.

The University of Connecticut has delivered to the Town a check of \$32,500 for the Mansfield Downtown Partnership.

The Town has received the first round of stormwater sampling from Stadium Road. There will be ongoing residential well testing in that area.

There will be a meeting April 4, 2002 regarding the UConn Landfill Project. Representatives from DEP will be there to answer questions.

The first budget meeting for the Town Council will be on Tuesday in Room C.

The newly opened bids for the new ambulance were in the range of \$134-190,000.

X. FUTURE AGENDAS

XI. PETITIONS, REQUESTS AND COMMUNICATIONS

10.M. Berliner re; Acting Assessor

11.H. Koehn re: Detention Basin on Separatist Road

12. "An Act Concerning Revisions to the Connecticut Environmental Policy Act"

13. OPM re: Fenton River Study Scope

14. Leggette, Brashears @ Graham, Inc. re: Level A Mapping for Fenton River Well Field, University of Connecticut
15. ConnDOT re: 2002 Construction Season, Tentative Vendor-in-Place Paving Program
16. CCM re: CRRRA-Enron Deal
17. Connecticut Energy Co-op re: Electricity Workshop
18. G. Padick re: Apartment Rental/Occupancy Information

XII. EXECUTIVE SESSION

At 10:25 p.m. Mr Stallard moved and Mr. Schaefer seconded to go into executive session for a Personnel matter.

So passed unanimously.

At 10:50 p.m. the Council came out of executive session.

XIII. ADJOURNMENT

At 10:51 p.m. Mr. Stallard moved and Mr. Schaefer seconded to adjourn the meeting.

So passed unanimously.

Elizabeth Paterson, Mayor
Joan E. Gerdson, Town Clerk